

**APPROVED 4-27-11**  
**TOWN OF NORTH HAVEN, CONNECTICUT**  
**MINUTES**

**Inland Wetlands Commission**

Minutes of the Inland Wetlands Commission meeting held on Wednesday, March 23, 2011, at the Mildred A. Wakeley Community and Recreation Center, 7 Linsley Street, in Room #2 at 7:00 PM.

**MEMBERS PRESENT:**

Mark R. Trojanowski, Chairman  
Steven J. Nugent, Vice Chairman  
Leroy C. Gould, Secretary  
William Leiserson  
Peter Tenedine  
Matthew M. Jermin  
Frank H. Bumsted, Alternate, sitting for Leroy C. Gould  
Pamela Sletten, Alternate, sitting for Pat Libero  
Steven Miller, Alternate

**ABSENT MEMBERS:**

Pat Libero

**OTHERS:**

Alan Fredricksen, Land Use Administrator  
Jonathan Bodwell, Town Engineer  
Genevieve Bertolini, Stenographer  
Sandi Lion, Clerk

**AGENDA:**

Mr. Mark Trojanowski, Chairman, called the meeting of the Inland Wetlands Commission to order at 7:08 PM and introduced the Commission and town staff. He then explained the procedure for Public Hearings.

**PUBLIC HEARINGS:**

Mr. Gould read the call for the first Public Hearing. Mr. Gould recused himself from this application and Mr. Bumsted sat in his place.

1. #I11-03 Application of LADA P.C. Land Planners, Applicant, Gaylord Wellness Associates, LLC, Owner, relative to 8 Devine Street, (Map 51, Lot 6), and 158 State Street, (Map 51, Lot 7), seeking a Permit to Conduct Regulated Activity and Site Plan Referral. Plan Entitled: Medical Office Building, Lot 6: 8 Devine Street, Lot 7: 158 State Street, North Haven, CT. Prepared by LADA, P.C., Dated 1/27/11. Scale: 1" = 40'. O-12 Zoning District.

Mr. Phillip Doyle of LADA P.C. Land Planners, presented the application to permit the construction of three new medical office buildings in two phases with proposed site work. This application was modified to include regulated activities because planting and rebuilding of a section of the sidewalk is being proposed in the upland review area as well as other work. Mr. Doyle then explained why alternative plans would not be feasible for this project. The Commission asked questions and Mr. Doyle responded.

Mr. Trojanowski asked for public comment.

Public comment:

1. Mary Lewandowski, 16 Sherwood Drive, asked if the large branches on her weeping willow tree would be trimmed.
2. Sherman Katz, 40 Sherwood Drive, spoke in favor of the application.
3. Jay Bard, 24 Sherwood Drive, spoke in favor of the application.

Mr. Doyle responded to the public comment.

There being no further public comment, the Public Hearing was closed.

Mr. Gould read the call for the second Public Hearing.

2. #111-06 Application of Michael Zulawski, Applicant, MKZ Investments, LLC, Owner, relative to 101 Powdered Metals Drive, (Map 37, Lot 124), seeking Site Plan Referral. Plan Entitled: Site Plan Showing Proposed Additions for Mike's Delivery and Moving Service, LLC, 101 Powdered Metals Drive, North Haven, Connecticut. Prepared by Brown & Associates Surveying Services, LLC, Dated 12/19/2010. Scale 1" = 40'. IL-80 Zoning District.

Mr. Michael Zulawski, applicant and owner, presented the application to permit the construction of a partially completed enclosed loading dock on the front of this existing building and a 10' canopy at the front entrance. Some site improvements are also being proposed. Mr. Fredricksen, further discussed the application with the Commission. The Commission asked questions and Mr. Zulawski and Mr. Bodwell, Town Engineer, responded.

Mr. Trojanowski asked for public comment. There being no public comment, the Public Hearing was closed.

Mr. Gould read the call for the third Public Hearing.

3. #111-07 Application of Algonquin Gas Transmission, LLC, Owner and Applicant, relative to 63 & 67 Laydon Avenue, (Map 46, Lots 13&14), seeking Permit To Conduct Regulated Activity. Plan Entitled: Permit/Work Space Plan, Proposed C5 Launcher, Algonquin Gas Transmission, LLC, North Haven, Connecticut. Prepared by LRC Group, Dated 2/4/11. Scale 1" = 20'. R-20 Zoning District.

Mr. Karl Smith of TRC Environmental presented the application to permit the construction of a “pig” launcher to the rear of this existing facility. The launcher is used to perform maintenance on a Southern Connecticut gas line located on that property. The maintenance, on this eight mile length of pipe, will take approximately two to three months to complete. The Commission asked questions and Mr. Smith responded.

Mr. Trojanowski asked for public comment. There being no public comment, the Public Hearing was closed.

Mr. Gould read the call for the fourth Public Hearing.

4. #111-08 Application of Carmine Perri - Bishop, Jackson & Kelly, LLC, Applicant, Yale New Haven Hospital, Owner, relative to 6 Devine Street, (Map 51, Lot 11), seeking Site Plan Referral. Plan Entitled: Yale New Haven Hospital, North Haven Ambulatory Center, 6 Devine Street, North Haven, CT. Prepared by Redniss & Mead, Inc. Dated 2/24/11. Scale 1” = 40’. O-12 Zoning District.

Attorney Carmine Perri of Bishop, Jackson & Kelly, LLC, Dr. Richard Stahl, Vice President of Ambulatory Services at Yale New Haven Hospital, and Mr. Brian McMahon, Site Engineer, with Redniss and Mead, Inc. presented the application to permit the change of use of the first two floors of this existing four story office building to an Ambulatory Center, an Imaging Center and other medical office space.

Also proposed is an addition to the west side of the building to contain a new accessible elevator and the addition of entry canopies in four locations. Only minor site improvements are being proposed on this 7.5 acre site with no regulated activity. Mr. Vin Petrini, Senior Vice President of Public Affairs at Yale New Haven Hospital answered questions regarding proposed landscaping and Ms. Jennifer Beno of Soil Science and Environmental Services, Inc., presented the Soil Scientist report, Exhibit A. The Commission asked questions and the applicant responded.

Mr. Trojanowski asked for public comment.

Public comment:

1. Jay Bard, 24 Sherwood Drive, asked if the additional parking spaces proposed would remain and asked for clarification regarding the elevator tower and penthouse. He also asked if Yale was the owner of this site or if they have standing to buy.
2. Sherman Katz, 40 Sherwood Drive, spoke in favor of the application and asked why the stream, near his property, is only now being looked at when there have been ongoing issues with flooding.

The applicant responded to the public comment.

There being no further public comment, the Public Hearing was closed.

**BREAK:** 9:33 – 9:45 PM

**DELIBERATIONS:**

1. I11-03 Application of LADA P.C. Land Planners, Applicant, Gaylord Wellness Associates, LLC, Owner, relative to 8 Devine Street, (Map 51, Lot 6), and 158 State Street, (Map 51, Lot 7), seeking a Permit to Conduct Regulated Activity and Site Plan Referral.

Mr. Bumsted moved to approve the application and to send a positive Site Plan Referral to the Planning & Zoning Commission; Mr. Tenedine seconded the motion. The Commission voted as follows:

Trojanowski – aye Nugent – aye Leiserson – aye Tenedine - aye Jermine – aye Bumsted – aye Sletten - aye

The application was approved with appropriate conditions.

2. #I11-06 Application of Michael Zulawski, Applicant, MKZ Investments, LLC, Owner, relative to 101 Powdered Metals Drive, (Map 37, Lot 124), seeking Site Plan Referral.

Mr. Leiserson moved to send a positive Site Plan Referral to the Planning & Zoning Commission; Mr. Tenedine seconded the motion. The Commission voted as follows:

Trojanowski – aye Nugent – aye Gould – aye Leiserson – aye Tenedine - aye Jermine – aye Sletten – aye

The application was approved with appropriate conditions.

The Inland Wetlands Commission offered the following Referral Comments to the Planning & Zoning Commission:

1. All trucks, trailers, debris and piles of fill should be removed from the wetland buffer areas.
2. Missing portions of fencing along the north and east sides of the property should be replaced and Inland Wetland buffer markers should be attached to the fencing at 50' intervals.

3. #I11-07 Application of Algonquin Gas Transmission, LLC, Owner and Applicant, relative to 63 & 67 Laydon Avenue, (Map 46, Lots 13&14), seeking Permit To Conduct Regulated Activity.

Mr. Gould moved to approve the application; Mr. Tenedine seconded the motion. The Commission voted as follows:

Trojanowski – aye Nugent – aye Gould – aye Leiserson – aye Tenedine - aye Jermine – aye Sletten - aye

The application was approved with the appropriate conditions.

4. #111-08 Application of Carmine Perri - Bishop, Jackson & Kelly, LLC, Applicant, Yale New Haven Hospital, Owner, relative to 6 Devine Street, (Map 51, Lot 11), seeking Site Plan Referral.

Mr. Tenedine moved to send a positive Site Plan Referral to the Planning & Zoning Commission; Mr. Jermin seconded the motion. The Commission voted as follows:

Trojanowski – aye Nugent – nay Gould – aye Leiserson – aye Tenedine - aye Jermin – aye Sletten – aye

The application was approved with appropriate conditions.

**INFORMAL:** None

**OTHER:** None

**MINUTES:**

February 23, 2011

Mr. Tenedine moved to approve the minutes of the February 23, 2011 meeting; Mr. Leiserson seconded the motion. The Commission voted as follows:

Trojanowski – aye Nugent – aye Leiserson – aye Tenedine - aye Jermin – aye Bumsted – aye Sletten – aye

**ENFORCEMENT ACTIONS:**

Mr. Fredricksen outlined enforcement actions with the Commission.

35 Pool Road – encroachment on the wetlands

**EXTENSIONS:** None

**PERMITTED USES AS OF RIGHT:** None

**BOND RELEASES & REDUCTIONS:** None

**CORRESPONDENCE:** - The Habitat Newsletter, Winter 2010  
- 2011 Municipal Inland Wetlands Commissioners Program  
- Connecticut Wildlife, March/April 2011  
- The Connecticut Landscape Architect, Winter 2011

Mr. Fredricksen, Land Use Administrator, reviewed the correspondence with the Commission.

Mr. Trojanowski discussed “Do’s and Don’t’s” regarding Commission meeting procedures.

**ADJOURN:** Mr. Tenedine moved to adjourn the meeting; Mr. Leiserson seconded the motion. The meeting was adjourned at 10:43 PM.